

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Monthly Meeting
Butterfield Realty LLC

September 18, 2013

Members present: Chairman, B. M. Molloy; Karn Dunn, James Pergamo, Anne Impellizzeri and Arne Saari. **Also present:** Special Counsel, Anna Georgiou; Planning Board Consultants Charles Voss and Glenn Gidaly from Barton & Loguidice and Planning Board Liaison, Matt Francisco

Present for the Applicant: Matt Moran, Unicorn Contracting; Tim Miller, Tim Miller Associates and Steven Barshov, Sive, Paget and Riesel PC

The meeting was called to order at 7:10 P.M. following a site visit at the Butterfield Realty LLC location at 6:00 P.M.

1. Minutes:

The minutes of September 4, 2013 were reviewed and amended **A. Impellizzeri** moved to approve the minutes as amended and **A. Saari** seconded the motion. The minutes were approved unanimously.

2. Correspondence:

- Mary Ellen Odell letter dated September 5, 2013 in support of the County leasing office space at the Butterfield Realty LLC lot.
- Mary Ellen Odell letter dated September 13, 2013 (attached) Clarification of the Butterfield project of September 5 letter
- Mary Saari September 18, 2013 Draft Formula Business Local Law. October 14, 2013 public hearing.
- Counsel forwarded privileged and confidential correspondence. The board will meet with consultants and counsel for advice at the conclusion of the public portion of this meeting.

Chairman Molloy read the attached letter from Mary Ellen Odell dated September 13, 2013 into the record.

3. Butterfield Realty LLC workshop:

Chairman Molloy noted that material related to the Butterfield Realty application can be found on the Village website under the Planning Board click on the addendum to Butterfield Realty.

The Planning Board's next meeting will be held October 2, 2013 at 7:00 P.M. which will be a workshop for Butterfield Realty, LLC.

Chuck Voss, Senior Planner from B&L - reviewed the process moving forward and discussed where the proposed project currently stands including zoning and EAF.

Anna Georgiou, Attorney for the proposed project - reviewed what is being proposed. Ms. Georgiou noted that the Planning Board is responsible for subdivision approvals and site plan approval.

Noted the project was confirmed as a type 1 action under SEQRA.

SEQRA review is a multi-step process and the following three steps must be done.

1. Review the full EAF and comments from the public.
2. Thoroughly analyze the identified relative areas of concern.
3. Set forth a reasoned elaboration in writing.

Charles Voss elaborated on the EAF's possible impact to the Village from the proposed project.

Steven Barshov, counsel for Unicorn Contracting Inc. reviewed what is before the Board to review and what is not before the Board yet. Compare impacts on what is proposed. The question for the Board is, "Does the rezoning of this project have a potential to cause an unmitigated adverse environmental impact? "

Tim Miller; planner for Butterfield noted that the Grove is creating the threshold for the type 1 action for the Butterfield proposal not the proposed project itself.

The Applicant has no intention of submitting a grating plan or storm water plan at this time.

Charles Voss noted B&L will be prepared to do a technical review with the Board on October 2, 2013.

4. Public Comment:

Chairman Molloy noted that public comment will be for agenda items discussed only.

Matt Francisco; Village Trustee and Board Liaison - asked at what point will the Planning Board advise the Village Board on the proposed project? **Chairman Molloy** responded that at this time there is no timeline. Anna Georgiou noted the Planning Board will advise the Board of Trustees at the end of the SEQRA process.

A. Impellizzeri motioned to adjourn the meeting and go into advice of counsel. **K. Dunn** seconded the motion. The meeting adjourned at 7:52 P.M.

B.M. Molloy, Planning Board Chairman

Date